

# ARTICLE VI: OVERLAY ZONES

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**Chapter 19.170*****Airport Protection Overlay Zone (AP)*****19.170.010 Purpose**

The Airport Protection Overlay Zone (AP) is established to implement the requirements of the Riverside County Airport Land Use Compatibility Plan (ALUCP) for airports that affect land uses within the City of Riverside. The ALUCP is a State-required, long-range master plan that reflects the anticipated growth of an airport over a twenty-year time period. State law requires general and specific plans to be consistent with any ALUCP affecting the City. The requirements are established to limit noise impacts on noise-sensitive uses and to protect and preserve airports and aviation safety, as well as public safety, from aviation-related hazards. The Airport Protection Overlay Zone may be applied to any underlying base zone and may be applied in conjunction with other overlay zones.

**19.170.020 Safety Areas Established**

The Airport Protection Overlay Zone (AP) is divided into 6 separate Compatibility Zones. The AP Overlay Zone and 6 Compatibility Zones are shown in the adopted ALUCP for each airport. The following Table shows the Compatibility Zones and provides a general description of each. For more detailed information refer to the adopted Riverside County ALUCP on file in the Planning ~~Division~~ Department.

<b>Compatibility Zones</b>	<b>Description</b>
A	Runway Protection Zone and within Building Restriction Line
B1	Inner Approach/ Departure Zone
B2	Adjacent to Runway
C	Extended Approach/ Departure Zone
D	Primary Traffic Patterns and Runway Buffer Area
E	Other Airport Environs

(A property in the AP Overlay Zone, the B1 Compatibility Zone and a base zone of R-1-7000 would look as follows: R-1-7000-AP-B1)

**19.170.030 Permitted Uses and Related Regulations**

Permitted Uses and related regulations are contained in Volume 1, Chapters 1-3 of the Riverside County ALUCP.

**Chapter 19.180*****Building Setback Overlay Zone (X)*****19.180.010 Purpose**

The Building Setback Overlay Zone (X) is established to preserve and promote the health, safety, and general welfare of the community and to promote quality design consistent with General Plan policies by allowing for modifications to the setback standards established in a base zone. A building setback standard may be increased or reduced for the purpose of achieving design or public safety goals, or for avoiding possible detrimental impacts of building height or mass on neighboring properties or public rights-of-way. The Building Setback Overlay Zone may be applied to any zone and may be applied in conjunction with other overlay zones.

**19.180.020 Application of Setbacks**

Whenever the Building Setback Overlay Zone is established, no building shall be constructed on the property closer to any property line than the number of feet specified by the Overlay Zone, and the number of feet so specified shall take precedence over the setback requirement established by the underlying zone. For example, CG-X-50 indicates that the base zone of the property is CG (General Commercial), but the property is also within the Building Setback Overlay Zone (X), that designates the setback of the construction of a building on the property no closer than 50 feet to any property line. The distance may also be specified to apply to any particular property line.

**19.180.030 Structures or Improvements in Special Setbacks**

Notwithstanding any provisions of this Chapter to the contrary, the following structures or improvements may be erected, constructed or established within the special setbacks established in this Chapter, unless otherwise noted:

- A. Pedestrian access walkways.
- B. Vehicular access driveways.
- C. Fences or walls not exceeding three feet in height in yards adjacent to streets, or 6 feet up to the maximum otherwise permitted in all other yards.
- D. Off-street parking areas within the rear or interior side yard setbacks only, including parking spaces, drives, aisles, turning and maneuvering areas, bumper stops or wheel stops.
- E. Lights to illuminate off-street parking areas, pedestrian walkways, vehicular access driveways, landscaped areas or buildings
- F. Structures or improvements permitted within yard areas by and in conformance with the provisions of Chapter 19.630 (Yard Requirements and Exceptions). For the purpose of this subsection, the special setback requirement shall be considered a yard.

- G. Signs as permitted by Chapter 19.620 (Signs).
- H. Landscaped areas.

#### **19.180.040 Setback Variances Permitted**

In lieu of filing a rezoning case to change the Building Setback Overlay Zone variances may be granted as prescribed by this Title when exceptional circumstances warrant an encroachment into the Setback Overlay Zone.

**Chapter 19.190*****Commercial Storage Overlay Zone (CS)*****19.190.010 Purpose**

The Commercial Storage Overlay Zone (CS) is established to permit storage uses in areas that are particularly difficult to use due to parcel shape, access, adverse environmental conditions, or in areas where parcels are needed to form a buffer between incompatible uses. It is intended that the CS Overlay Zone be applied where typical development permitted by the base zone is not a practical use of the property. In particular, the CS Overlay Zone is not intended to be applied to valuable commercial or industrial, job producing properties except in usual circumstances. The Commercial Storage (as defined in Article X - Definitions) Overlay Zone may be applied to any zone except the RC, RA-5, R-3, R-4, CRC, any MU, R~~WY~~ railway and PF Zones and may be applied in conjunction with other overlay zones.

**19.190.020 Development and Use Standards**

In addition to the development use standards applicable to the base zone, the following standards shall apply. Where conflict exists, the more restrictive standards shall apply.

**A. Use Limitations, Including Storage Prohibitions**

1. Storage spaces shall not be used for manufacturing, retail or wholesale selling, office, other business or service use or human habitation.
2. No outdoor storage shall be permitted other than for storage of recreational vehicles.
3. Bulk storage of flammable or explosive matter or material as defined by the Uniform Fire Code is prohibited.
4. Storage of any matter or materials that creates obnoxious dust, odor or fumes is prohibited.

**B. Use of Shipping Containers Prohibited**

The use of prefabricated shipping containers shall not be permitted.

**C. Site Development Standards**

Development Standards	Requirement
Lot Area (Net)- Minimum	1 acre
Frontage Required on an Arterial or Collector Street – Minimum	100 ft. <sup>1</sup>
Building Height – Maximum	20 ft. <sup>4</sup>
Distance from any street or any property zoned for residential use – Minimum	20 ft. <sup>1, 2, 3</sup>
Notes:	
1. Except when setbacks along major streets may require a greater setback.	
2. Use of Open Area. Notwithstanding any other provision of this section, open areas, including required	

	setbacks from interior property lines, may be used for driveways, parking, outdoor storage, or landscaping.
3.	See Section 19.190.020(I) – Commercial Storage <del>Mini-storage</del> Buildings as Perimeter Wall.
4.	Buildings are limited to one story, up to 20 feet in height except that a caretaker's living quarter may be on the second floor of a two-story building up to 30 feet in height.

#### D. Screening of Outdoor Storage and Doors

1. Where permitted, outdoor storage shall be screened in compliance with regulations set forth in Chapter 19.510 (Outdoor Storage). The height of perimeter walls and buildings shall be sufficient to completely screen recreational vehicle storage from public view.
2. Access doors to individual storage units shall be located within a building or shall be screened from adjacent property or public rights-of-way.

#### E. Building and Roof Design

All buildings shall be designed so as to resemble the predominant surrounding development, especially nearby residential uses. In particular design elements shall be included that break up long, monotonous building or roof lines.

#### F. Street Facades

The design and layout of the street side of the site shall provide a varied and interesting facade. Considerations include the use of setbacks, building placement, roof design, variations in building walls, fencing, other structural elements and landscaping.

#### G. Landscaping

Landscaping on the site shall be abundant and provide an appropriate transition from public to private spaces, separate and buffer the buildings from other uses especially abutting residential uses and provide visual relief from stark, linear building walls. In addition to any landscaping required for the base zone, all street setbacks must be fully landscaped.

#### H. Walls

All walls shall be designed to be compatible with the desired character of the area and shall be particularly sensitive to abutting residential uses. Use of rolled razor wire, barbed wire and the like, **visible to public view**, shall be prohibited. The entire property shall be surrounded by a wall of 6-foot minimum height.

#### I. ~~Commercial Storage~~ **Mini-storage** Buildings as Perimeter Wall

~~Commercial storage~~ **Mini-storage** buildings can be used as the perimeter wall requiring no setbacks if there are no openings on the sides of the building that would form the perimeter wall.

#### J. Lighting

Exterior lighting shall be oriented and shielded to avoid spillage onto any surrounding properties. The provisions of **Section 19.590.070 (Light and Glare)** and the provisions of **Chapter 19.556 (Lighting)** ~~Chapter 19.590 (Performance Standards)~~ relating to lighting shall also apply.

K. Noise

For the purposes of minimizing noise impacts, the hours of operation and access to the storage units shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday, Sunday and Federal holidays. To further limit noise impacts, metal roll-up doors shall be lubricated and maintained on a regular basis. The provisions of Chapter 19.590 (Performance Standards) relating to noise as well as the provisions of Title 7 (Noise) shall also apply.

L. Parking and Loading

Adequate loading and unloading areas shall be provided outside of any required fire lanes. Parking and loading shall be provided pursuant to Chapter 19.580 (Parking and Loading).

M. Caretaker's Unit Permitted

One caretaker's unit is permitted per each such development. The caretaker's unit may be located on a second story of a two-story building up to 30 feet in height.

N. **Screening of Mechanical Equipment**

All roof-supported or ground-supported mechanical equipment shall comply with the regulations set forth in Chapter 19.555 (Outdoor Equipment Screening).

O. **Trash Receptacles and Enclosures**

1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply.

**19.190.030 Concurrent Site Plan and Design Review Required**

No new building, structure or sign or exterior alteration or enlargement of an existing building, structure or sign shall be commenced in the CS Overlay Zone until Site Plan and Design Review approval have been granted pursuant to Chapters 19.770 (Site Plan Review Permit) and 19.710 (Design Review), respectfully.



**Chapter 19.200**

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***Building Stories Overlay Zone (S)***

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**19.200.010 Purpose**

The Building Stories Overlay (S) Zone is established to preserve and promote the health, safety and general welfare of the community, and to promote quality design consistent with General Plan policies by allowing for modifications to the building height standards established in a base zone. A building height standard may be reduced for the purpose of achieving design or public safety goals, or for avoiding possible detrimental impacts of building height or mass on neighboring properties or public rights-of-way. Building height standards may also be increased to provide an incentive for mixed-use projects or to facilitate a more efficient and desirable use of land. The Building Height Overlay Zone may be applied to any zone, except the RA-5 and RC Zones, and may be applied in conjunction with other overlay zones.

**19.200.020 Application of Building Stories Overlay Zone**

Whenever the Building Stories Overlay Zone is established on any property, no building or structure shall be constructed on said property higher than the number of stories specified after the S on the Zoning Map of the City, and said number of stories shall take precedence over the height requirement permitted by the underlying zone. For example, BMP-S-3 indicates that the base zone of the property is BMP (Business and Manufacturing Park Zone) and the property is within the Building Stories Overlay Zone (S) and the maximum number of permitted stories is three.

**19.200.030 Building Height Limit**

The maximum overall building height limit in the Building Stories Overlay Zone shall be 20 feet for the first story permitted and 10 feet for each additional story permitted with overall building height measured between the average level of the highest and lowest elevations of the land covered by the structure and the highest point of the roof or parapet wall covering that structure (See Article X-Definitions).

**19.200.040 Stories Variances Prohibited**

Additional overall building height may be approved subject to the granting of a variance in the manner prescribed by this Title except no variance from the number of stories restriction is permitted.

**Chapter 19.210**

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***Mobile Home Park Overlay Zone (MH)***

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**19.210.010 Purpose**

The Mobile Home Park (MH) Overlay Zone is established to set forth standards to be applied to the development of new mobile home parks. The standards herein are intended to ensure a suitable living environment for those persons residing within a mobile home park and to ensure compatibility of such park with the surrounding area.

**19.210.020 Applicability**

- A. This Mobile Home Park Overlay Zone (MH) may only be applied in combination with a base zone of R-1-7000. The MH Overlay Zone may also be applied in combination with other overlay zones.
- B. Unless otherwise specified, the provisions of California Code of Regulations Title 25, Division 1, Chapter 2, Mobile Home Parks Act, shall apply.

**19.210.030 Permitted Uses**

Mobile home parks may be established within a Mobile Home Park Overlay Zone subject to the granting of a Conditional Use Permit processed pursuant to Chapter 19.760 (Conditional Use Permit) and to the provisions of this Chapter (Refer to the provisions of California Code of Regulations Title 25, Division 1, Chapter 2, Mobile Home Parks Act).

**19.210.040 Development Standards**

Table 19.210.040 (MH Overlay Zone Development Standards) sets forth the minimum development standards required for all new mobile home parks. In the event of conflict between these standards and those required for the underlying bare zone, the standards set forth in Table 19.210.040 (MH Overlay Zone Development Standards) shall prevail.

**Table 19.210.040****MH Overlay Zone Development Standards**

<b>Development Standard</b>	<b>MH</b>
Density of a Mobile Home Park - Maximum	10 units/acre
Site Area – Minimum	
a. Mobile Home Park (gross area)	10 acres
b. Individual Mobile Home Space	Minimum space area shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.
Frontage on a public street for mobile home park site - Minimum	250 ft.
Dimensions for individual mobile home sites – Minimum	Minimum lot width and depth shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.
a. Lot width	
b. Lot depth	
Building Height - Maximum	
a. Mobile Home Units within a Park	Building height shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.
b. Mobile Home Park: - Permanent Structures	35 ft.
Lot Coverage:	
Individual Mobile Home Space – Maximum	Maximum lot coverage shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.
Setbacks for an Individual Mobile Home Space - Minimum	Front, sides and rear yard setbacks for each individual mobile home space shall be established and maintained in accordance with Title 25 (Housing and Community Development) of the California Code of Regulations.
Setbacks for Mobile Home Park: - Minimum (Applies to the perimeter setbacks of the park)	
Front <sup>1, 2</sup>	20 ft.
Street side <sup>1, 2, 3</sup>	20 ft.
Interior side <sup>2, 3</sup>	10 ft.
Rear <sup>2, 3</sup>	10 ft.
Building Separation	
Between Mobile Home Units; and	Building separation shall conform with Title 25 (Housing and Community Development) of the California Code of Regulations.
Between Mobile Home Units and Accessory Structures	
Table 19.210.040 Notes: <ol style="list-style-type: none"> <li>1. Except where the average setback of existing dwellings on the same block exceeds the minimum required front and/or street side setback, the setback of the mobile home park shall conform to that average depth.</li> <li>2. All required setbacks shall be suitably landscaped and maintained pursuant to Chapter 19.570 (<b>Water Efficient Landscaping and Irrigation</b>) of the Zoning Code.</li> <li>3. The park side yard setback shall not be a substitute for the required mobile home space yards.</li> <li>4. <del>Outside of mobile home parks, mobile homes shall comply with the developments standards of the underlying base zone.</del></li> </ol>	

**19.210.050 Additional Development Standards**

The following additional standards shall apply to all new mobile home parks.

A. Management

Every mobile home park community shall be properly managed to ensure maintenance of common facilities and to ensure individual home sites are developed and maintained in accordance with recorded rules and regulations for the park. A Management Plan shall be included in the Conditional Use Permit application submittal. All mobile home park communities shall participate in the City's Crime Free Multi Housing Program, or its successor equivalent.

B. Site Use and Improvements

Each mobile home shall be located on an approved mobile home site, and all mobile home sites shall be designed to accommodate independent mobile homes. No mobile home site shall be used as the location for more than one mobile home or trailer. Each mobile home shall be skirted with material compatible in color and material with the mobile home.

C. Roadways

Access to the mobile home park shall be provided from a public roadway **and shall include** ~~including~~ an internal circulation system that would allow access to each individual mobile home space in accordance with Title 25 (Housing and Community Development) of the California Code of Regulations.

D. Fences and Walls

A minimum 6-foot-high decorative solid masonry wall shall be constructed to enclose the park and serve as a visual screen and buffer between uses. The wall shall be located along the front and street side setback and for the remainder perimeter of the park, it shall be located at the property line. All outdoor storage areas for the Park shall be enclosed by a minimum 6-foot-high masonry wall. Fencing for each individual mobile home space shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.

E. Landscape Buffer

When a mobile home park shares a common boundary with a residential use, a 10-foot landscape setback shall be provided along the common property line.

F. Landscaping

All required minimum setback areas around the perimeter of the park shall be permanently landscaped and maintained with ground cover, trees, and shrubs, pursuant to Chapter 19.570 (**Water Efficient Landscaping and Irrigation** ~~Landscaping~~).

G. Accessory Structures (Storage Building, Garage, Carport, Awning, Cabana, Greenhouse, etc.)

Accessory structures shall be subject to the minimum requirements for setbacks, building separation and height, location, size, construction materials and lot coverage established for Mobile Home Accessory Buildings and Structures in Title 25 (Housing and Community Development) of the California Code of Regulations.

H. Common Open Space

A recreation area, exclusive of any mobile home space, shall be provided and maintained on site at a rate of 275 square feet for each mobile home unit within the park. Recreation areas may include, but not be limited to, recreation rooms, community indoor and outdoor facilities, playgrounds, and other similar amenities.

I. Utilities

Unless otherwise specifically authorized by the designated Approving or Appeal Authority, all utilities providing service to the park shall be placed underground. Equipment appurtenant to the underground facilities (e.g., transformers, meter cabinets) may be placed above ground. All utilities shall be installed to the specifications of the Public Utilities and Fire Departments. Master metering shall be required, with sub-metering at the option of the park owner.

J. Parking

Parking shall be provided and improved in accordance with Chapter 19.580 (Parking and Loading) of the Zoning Code. However, where two parking spaces are provided on a mobile home space, one may be located behind the other (in tandem) and need not have independent vehicular access.

K. Lighting

Lighting for signs, structures, landscaping, parking areas, loading areas and the like, shall comply with the regulations set forth in Section 19.590.070 (Light and Glare) and the provisions of Chapter 19.556 (Lighting).

L. Trash Receptacles and Enclosures

1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply.

**Chapter 19.215*****Neighborhood Commercial Overlay Zone (NC)*****19.215.010 Purpose**

The Neighborhood Commercial Overlay Zone (NC) is established to:

- A. Provide nearby neighborhoods with commercial centers that encourage and allow residents to safely walk to a neighborhood center and promotes social interaction through the types of uses allowed. For instance, sit down restaurants are encouraged, while drive thru fast food restaurants are prohibited.
- B. Provide supplemental project review, limitations on uses, and additional development standards to address potential incompatibilities and adverse effects of commercial development that is adjacent or in proximity to residential neighborhoods.

**19.215.020 Application and Permit Requirements****A. Application**

The Neighborhood Commercial Overlay Zone may be applied to the Commercial General (CG) or Commercial Retail (CR) Zone and in combination with other overlay zones as appropriate. The Neighborhood Commercial Overlay Zone shall be applied pursuant to the procedures of Chapter 19.810 (Zoning Code Text/Map Amendment).

**B. Permit Requirements**

In addition to any other permits required by the Zoning Code, no new building, structure or sign exterior alteration or enlargement of an existing building, structure or sign shall be commenced in the Neighborhood Commercial Overlay Zone until Design Review and Site Plan Review Permit approval have been granted pursuant to Chapters 19.710 and 19.770, respectively.

**19.215.030 Uses Permitted and Prohibited**




- A. Notwithstanding the use regulations applicable to the underlying base zone, the use regulations set forth in Tables 19.215.030 A (Use Regulations for the Neighborhood Commercial Overlay Zone Permitted Uses), 19.215.030 B ((Use Regulations for the Neighborhood Commercial Overlay Zone Incidental Uses) and 19.215.030 C ((Use Regulations for the Neighborhood Commercial Overlay Zone Temporary Uses) shall apply. The Tables identify permitted uses, uses that are subject to the approval of a minor or regular conditional use permit, or uses requiring other permits. Tables 19.215.030 A (Use Regulations for the Neighborhood Commercial Overlay Zone Permitted Uses), 19.215.030 B ((Use Regulations for the Neighborhood Commercial Overlay Zone Incidental Uses) and 19.215.030 C ((Use Regulations for the Neighborhood Commercial Overlay Zone Temporary Uses) also identify those uses that are specifically prohibited. Uses not listed

in the table are prohibited unless the Zoning Administrator, pursuant to the provisions of Chapter 19.060 (Interpretation of Code) determines that the use is similar to and will have no greater impact than a permitted or conditional use listed in the Tables.

- B. Where in conflict, the provisions of the Neighborhood Commercial Overlay Zone, shall supersede the provisions of the underlying base zone. Where the provisions of a Neighborhood Commercial Overlay Zone are in conflict with any applicable Specific Plan (SP), the more restrictive provisions shall apply.

<b>Table 19.215.030 A</b>		
<b>Use Regulations for the Neighborhood Commercial Overlay zone</b>		
<b>Permitted Uses</b>		
<b>Use</b>	<b>NC Overlay</b>	<b>Location of Required Standards in the Municipal Code</b>
Accessory Buildings & Structures A. Cargo Containers		See Incidental Uses Table
Adult-Oriented Businesses	X	9.40 – Adult-Oriented Businesses 19.240 – Adult-Oriented Businesses
Agricultural Field Office		See Incidental Uses Table
Agriculture, Horticulture and Growing of Nursery Plants (Farms, Field Crops, Flower & Truck Gardening, Orchards, Ranches & Tree Crops)	X	
Aircraft Charter Services	X	For parking see Offices – Business and Professional under 19.580
Aircraft Parts, Supplies, Merchandise and Equipment Shops	X	For parking see Vehicle Sales under 19.580
Aircraft Sales, Rental, Service, Repair and Storage	X	For parking see Vehicle Sales under 19.580
Airports – Private	X	
Airports – Public	X	
Alcohol Sales		See Incidental Uses Table
Ambulance Company with Vehicle Storage	X	5.65 – Convalescent Transport Vehicles 5.66 – Ambulances
Animal Keeping		See Incidental Uses Table
Arcades and Internet/Cyber Cafés	MC	19.245 – Arcades and Internet/Cyber Cafés
Artist Studio (Including Photo)	P	For parking see Offices – Business, and Professional under 19.580
Assemblies of People – Entertainment – Not Including Adult-Oriented Businesses (e.g., Theater – Live Performance, Motion Picture, Auditoriums, Banquet Halls, Night Clubs, etc.)	X	19.250 – Assemblies of People – Entertainment 5.24 – Dance Halls & Public Dances
Assemblies of People – Non-Entertainment (e.g., Places of Worship, Fraternal, Service Organizations, Conference Facilities, etc.) A. Storefront	X X	19.255 – Assemblies of People – Non-Entertainment 5.24 – Dance Halls & Public Dances 5.60 – Bingo

**Table 19.215.030 A****Use Regulations for the Neighborhood Commercial Overlay zone****Permitted Uses**






Use	NC Overlay	Location of Required Standards in the Municipal Code
Assisted Living (Residential Care Facilities)	X	19.260 – Assisted Living 5.65 – Convalescent Transport Vehicles
Astrology and Fortune-telling (Occultist)	X	9.42 – Fortunetelling & Occult Arts For parking see Offices – Business, and Professional under 19.580
Auction House (Indoor)	X	For parking see Assemblies of People under 19.580
Auxiliary Dwelling Unit		See Incidental Uses Table
Bail Bonds Office	X	19.265 – Bail Bonds Establishments For parking see Offices – Business, and Professional under 19.580
Bakery – Retail	P	For parking see Retail Sales under 19.580
Bakery – Wholesale	X	For parking see Manufacturing under 19.580
Banks and Financial Institutions/Services, Including Brokerages	P	
Bars, Saloons, Cocktail, Lounges & Taverns	C	
Bed and Breakfast Inn A. In Historic Residence (Not part of a Mixed Use Development)	X MC <sup>1</sup>	19.325 – Historic Residence Used for Retail Business, Office or Bed and Breakfast
Boardinghouse	X	
Boarding of Cats and Dogs/Kennels	X	19.270 – Boarding of Cats and Dogs/Kennels
Bus Terminals	X	19.275 – Bus Terminals
Business Support Services & Facilities (Including Graphic Reproduction, Computer-services, etc.)	P	
Caretaker Living Quarters		See Incidental Uses Table
Catering Establishments	X	6.08 – Regulation of Food Establishments and Food Facilities 6.09 – Regulation of Food Handlers
Cemeteries, Mortuaries & Ancillary Uses A. Crematoriums	X	
Check Cashing	X	19.280 – Check Cashing Establishments For parking see Banks and Financial Service under 19.580
Commercial Storage Facilities (Mini-Warehouse) <sup>2</sup>		19.190 – Commercial Storage Overlay Zone
Contractor's Storage Yard	X	19.280 – Contractor Storage Yard

<sup>1</sup> Only in a historic residence pursuant to Chapter 19.325.

<sup>2</sup> Commercial Storage Facilities are permitted in all zones with the Commercial Storage Overlay Zone (Chapter 19.190).



**Table 19.215.030 A****Use Regulations for the Neighborhood Commercial Overlay zone****Permitted Uses**

Use	NC Overlay	Location of Required Standards in the Municipal Code
Day Care Centers – Child or Adult	C	19.290 – Day Care Centers – Child
Drive-thru Lanes		See Incidental Uses Table
Drug Store or Pharmacy – A. 2,000 sq. ft. or less B. More than 2,000 sq. ft.	P P	
Entertainment		See Incidental Uses Table
Equipment (Large) Sales and Rental	X	19.300 – Equipment (Large) Sales and Rental
Equipment (Small) Sales and Rental	X	
Farmers' Markets – Certified	MC	19.305 – Farmers' Markets – Certified
Florist Shops	P	19.310 – Florist Shops For incidental sale of alcohol see 19.450 – Alcohol Sales
Flying Schools	X	
Fueling Systems – Private (Above Ground Tanks)		See Incidental Uses Table
Furniture Upholstery	X	
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, 6 or Fewer Occp)	X	19.315 – Group Housing
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, more than 6 Occp)	X	19.315 – Group Housing
Hangars	X	
Heliport or Helistop	X	19.320 – Heliports and Helistops
Historic Residence Used for Retail Business, Office or Bed and Breakfast		See Bed and Breakfast Inn, Office and Retail Sales on this table
Home Improvement, Sales and Service (Hardware, Lumber and Building Material Stores) – Retail: A. Under 20,000 sf B. 20,000 sf or More	P X	See Incidental Uses Table for Outdoor Display
Home Occupations		See Incidental Uses Table
Hotel Hotel/Motel - Long-term Stay Motel	X X X	5.32 – Transient Occupancy Tax 9.55 – Limitation on Continuous and Cumulative Occupancy of Transient Hotels and Motels 19.330 – Hotel/Motel, Long-Term Stay
Laboratories – Research	X	
Laundry, Commercial (Cleaning Plants, Industrial Laundries, Carpet and Upholstery Cleaners)	X	
Live/Work Unit	X	See Live/ Work Units "A Guide For Developers And Property Owners" 19.335 – Live/Work Units


**Table 19.215.030 A****Use Regulations for the Neighborhood Commercial Overlay zone****Permitted Uses**

Use	NC Overlay	Location of Required Standards in the Municipal Code
Lumber Yard and Building Materials – Wholesale	X	See Incidental Uses Table for Outdoor Display
Manufactured Dwellings <sup>3</sup>	X	19.850 – Fair Housing 19.100 – Residential Zones 19.340 – Manufactured Dwellings
Manufacturing (Indoors)	X	
Medical Marijuana Dispensary	X	Prohibited Use
Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care, and Optometrist	P	<u>5.52</u> – Massage
Medical Services – Hospital	X	
Mobile Home Park	X	19.210 – Mobile Home Park Overlay Zone 5.75 – Mobile Home Parks Rent Stabilization Procedures
Model Homes	X	19.345 – Model Homes
Multi-tenant Indoor Mall	X	Prohibited Use
Multiple-family Dwelling (2 or more units)	X	19.850 – Fair Housing
Offices (Administrative, Business, Executive and Professional, But Not Medical or Dental) A. In Historic Residence	P MC <sup>1</sup>	
Outdoor Dining and/or Food Preparation (Permanent)		See Incidental Uses Table
Outdoor Display of Incidental Plant Materials		See Incidental Uses Table
Outdoor Sales, Display and Storage		See Incidental Uses Table
Parking Lot or Parking Structure (Stand Alone)	X	
Pawn Shop	X	For parking see Retail Sales – 19.580 19.355 – Pawn Shop
Personal Services (Barber, Beauty Salon, Spa, Tailor, Dry Cleaner, Self-service Laundry, Etc.)	P	<u>5.52</u> – Massage
Pet Store (Sales and Grooming, No Boarding)	P	For parking see Retail Sales – 19.580
Planned Residential Development	X	19.780 – Planned Residential Development Permit
Plant Nurseries – Retail	X	19.360 – Plant Nurseries – Retail 19.505 – Outdoor Display and Sales
Plant Nurseries – Wholesale	X	
Play Areas Incidental to Restaurants		See Incidental Uses Table
Probationer/Parolee Homes A. 2 to 6 Occupants B. More than 6 Occupants	X X	19.350 – Parolee/Probationer Home


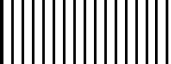

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Manufactured Dwellings are only permitted in zones where single family residences are permitted.

**Table 19.215.030 A****Use Regulations for the Neighborhood Commercial Overlay zone****Permitted Uses**

Use	NC Overlay	Location of Required Standards in the Municipal Code
Public Use of Public Property	C	19.365 – Public Use of Public Property
Publishing and Printing	X	For parking see Manufacturing – 19.580
Rail Transit Station	C	
Recreational Facilities – Commercial A. Billiard and Pool Halls B. Bowling Alleys C. Skate Facility D. Amusement Parks E. Golf Courses and Driving Ranges F. Health and Fitness 1. 4000 sq. ft. or less 2. more than 4000 sq. ft. G. Other Indoor or Outdoor Facilities	X X X X X C C X	5.28 – Poolrooms 19.390 – Recreational Facilities – Commercial (Billiard Parlors and Pool Halls)
Recycling Center – Paper, Glass, Plastic, Aluminum and Nonferrous Metals	X	19.375 – Recycling Center – Paper, Glass, Plastic, Aluminum and Other Nonferrous Metals
Recycling Center – Solid Waste Transfer Stations and Material Recovery Facilities (MRF)	X	19.380 – Recycling Center – Solid Waste Transfer Stations and Material Recovery Facilities (MRF) – Requires and EIR
Recycling Facilities: A. Indoor Collection Centers B. Reverse Vending Machines C. Bulk Reverse Vending Machines D. Mobile Recycling Units	P P RCP RCP	19.385 – Recycling Facilities
Rental of Bedrooms		See Incidental Uses Table
Repair Shop –Small Items (Computers, Small Appliances, Watches, Etc) With Incidental Sales	P	
Restaurants (sit down and take-out)	P	6.08 – Regulation of Food Establishments and Food Facilities 6.09 – Regulation of Food Handlers
Retail Sales A. In Historic Residence (Not part of a Mixed Use Development)	P P	
Retail Sales With Incidental Repairs (Except as Noted in this Table)	P	
Retail Sales Ancillary to a Manufacturing Use On-site (Floor area not to exceed 15% of gross floor area up to a maximum of 7,500 sq ft)	X	19.390 – Retail Sales Ancillary to a Manufacturing Use

**Table 19.215.030 A****Use Regulations for the Neighborhood Commercial Overlay zone****Permitted Uses**

Use	NC Overlay	Location of Required Standards in the Municipal Code
Schools:		19.395 – Schools
A. College, Community College, University and Professional (Public & Private)	X	
B. Public & Private (Grades K-12)	X	
C. Vocational and Technical	X	
Total Enrollment 20 persons or less or a total size of 2,000 sq. ft. or less	X	
D. Total Enrollment more than 20 persons or a total size greater than 2,000 sq. ft.	X	
E. Specialty Non-degree (Dance and Martial Arts)	MC	
Second Dwelling Unit		See Incidental Uses Table
Shelters, Homeless (2 to 6 occupants) - Drop-in - Emergency (Permanent) - Transitional	X	19.400 – Shelters – Drop-in, Permanent Emergency, Homeless or Transitional
Shelters, Homeless - (more than 6 occp) - Drop-in - Emergency (Permanent) - Transitional	X	19.400 – Shelters – Drop-in, Permanent Emergency, Homeless or Transitional
Shopping Center:- Regional		
A. Up to 5 Acres	X	
B. More than 5 Acres	X	
Showroom	X	
Single-family Dwelling – Detached	X	Chapter 19.850 – Fair Housing
Single-family Dwelling – Attached	X	Chapter 19.850 – Fair Housing.
Sober Living Homes	X	For parking see Single Family Dwelling – 19.580
Student Housing, Including Fraternities, Sororities and Dormitories	X	
Subdivision Sales Trailer and/or Office During Construction		See Temporary Uses Table
Tattoo and Body Piercing Parlors	X	19.405 – Tattoo and Body Piercing Parlors For parking see Medical Services – 19.580
Taxi Company with Vehicle Storage	X	
Temporary Uses		See Temporary Uses Table
Truck Terminal	X	
Vehicle Dismantling & Wrecking	X	Prohibited Use
Vehicle Fuel Stations (i.e. Gasoline Stations)	X	5.64 – Motor Vehicle Fuel Pricing 19.410 – Vehicle Fuel Stations
Vehicle Impound Yards	X	19.415 – Vehicle Impound Yard
Vehicle Parts and Accessories	X	

**Table 19.215.030 A****Use Regulations for the Neighborhood Commercial Overlay zone****Permitted Uses**


Use	NC Overlay	Location of Required Standards in the Municipal Code
Vehicle Repair Facilities – Major (Indoor)	X	19.420 – Vehicle Repair Facilities
Vehicle Repair Facilities – Major (Outdoor – fully screened)	X	19.420 – Vehicle Repair Facilities
Vehicle Repair Facilities – Minor (Indoor)	X	19.420 – Vehicle Repair Facilities
Vehicle Repair Facilities – Minor (Outdoor – fully screened)	X	19.420 – Vehicle Repair Facilities
Vehicle Sales, Rental and Leasing – New and Used (No Outdoor Display)		See Retail Sales in This Table
Vehicle Sales, Rental and Leasing – New and Used (Outdoor Display)	X	
Vehicle Wash Facilities	X	19.425 – Vehicle Wash Facilities
Veterinary Services: A. Clinics and Small Animal Hospitals (short term boarding) B. Incidental to a Pet Shop	C MC	
Warehousing & Wholesale Distribution Centers: 400,000 s.f. or less Greater than 400,000 s.f.	X X	
Wireless Telecommunication Facilities and Related Support Structures		19.530 – Wireless Telecommunications Facilities and Related Support Structures

**Table 19.215.030 B****Use Regulations for the Neighborhood Commercial Overlay zone****Incidental Uses**

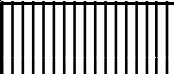
Use	NC Overlay	Location of Required Standards in the Municipal Code
Accessory Buildings & Structures A. Cargo Containers	P X	19.440 – Accessory Buildings & Structures
Agricultural Field Office	X	19.445 – Agriculture Field Office
Alcohol Sales A. Off-sale <sup>4</sup> Incidental to Florist Shop B. On-sale <sup>4</sup> C. Concurrent Sale of Motor Vehicle Fuel with Alcoholic Beverages	C MC MC X	19.310 – Florist Shops 19.450 – Alcohol Sales

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See exemptions noted in 19.450 – Alcohol Sales

<b>Table 19.215.030 B</b> <b>Use Regulations for the Neighborhood Commercial Overlay zone</b> <b>Incidental Uses</b>		
Use	NC Overlay	Location of Required Standards in the Municipal Code
Animal Keeping		19.455 – Animal Keeping
A. Domestic Animals up to 4	X	
B. Domestic Animals over 4	X	
C. Non-Domestic Animals up to permitted	X	
D. Non-Domestic Animals over permitted	X	
E. Dairies	X	
F. Riding Stables & Academies	X	
G. Bees	X	
H. Earthworms	X	
I. Aviaries	X	
Auxiliary Dwelling Unit (Granny Housing)	X	19.460 – Auxiliary Dwelling Unit (Granny Housing)
Caretaker Living Quarters		19.465 – Caretaker Living Quarters
A. Agricultural	X	
B. Industrial Uses & Commercial Storage	X	
C. Temporary During Construction	TUP	
Day Care Homes – Large Family	X	19.470 – Day Care Homes – Family
Day Care Homes – Small Family	X	19.470 – Day Care Homes – Family
Drive-thru Businesses	X	19.475 – Drive-thru Businesses
Entertainment	X	See Article X (Definitions)
Fuel Systems – Private (Above Ground Tanks)	X	19.480 – Fueling Systems – Private (Above Ground Tanks)
Home Occupations	X	19.485 – Home Occupations
Mining/Mineral Extraction	X	19.490 – Mining/Mineral Extraction
Outdoor Dining and Food Preparation (Permanent)	MC	19.495 – Outdoor Dining and Food Preparation (Permanent)
Outdoor Display of Incidental Plant Materials	P	19.500 – Outdoor Display of Incidental Plant Materials
Outdoor Display and Sales <sup>5</sup>	X	19.505 – Outdoor Display and Sales
Outdoor Storage	X	19.510 – Outdoor Storage
Play Areas Incidental to Restaurants	X	19.515 – Play Areas Incidental to Restaurants
Rental of Rooms	X	19.100 – Residential Zones 19.520 – Rental of Rooms
Second Dwelling Units	X	19.525 – Second Dwelling Units
A. If all required standards cannot be met	X	
Wireless Telecommunication Facilities and Related Support Structures		19.530 – Wireless Telecommunication Facilities and Related Support Structures

**Table 19.215.030 C****Use Regulations for the Neighborhood Commercial Overlay zone****Temporary Uses**

Use	NC Overlay	Location of Required Standards in the Municipal Code
Caretaker Living Quarters – Temporary During Construction	TUP	19.465 – Caretaker Living Quarters
Christmas Tree and Pumpkin Sales (Seasonal)	TUP	
Circus (With Tent)	TUP	
Dwelling Unit (Motor Home, RV, Camper, etc.)	X	
Fair, Concert, Exhibit or Similar Uses	TUP	
Mobile Medical Units for Humans	TUP	
Non-Commercial Car Wash	TUP	
Non-Commercial Tent Meetings	TUP	
Outdoor Preparation of Food (Temporary)	TUP	19.495 – Out Dining and Food Preparation
Parking Lot Sales (Outdoors or in Mobile or Temporary Enclosures)	TUP	
Special Events (Running Events, Parades, Block Parties etc.)		Special Event Permits are administered by the Police Department pursuant to <u>2.28</u>
Subdivision Sales Trailer and/or Office During Construction	TUP	
Vapor Recovery Operations	TUP	

**Table 19.215.030****Use Regulations for the Neighborhood Commercial Overlay Zone**

Use	(NC) Overlay
Accessory uses	P
Adult Oriented Business	X
Alcohol Sales	C or MC
Antique shop	P
Arcades and internet cafes	MC
Art gallery	P
Artist studio (including photo)	P
Assemblages of people – nonprofit (religious, fraternal or service organizations)	X
Astrology and fortune telling	X
Auction house	X
Banks and financial services	P
Banquet halls and conference facilities	X
Bars, saloons and cocktail lounges	C
Bed and breakfast inn	X
Boat sales (new or used)	X
Business support services and facilities	P
Bus terminals	X
Caretaker living quarters	X
Catering establishments	X

<b>Table 19.215.030</b> <b>Use Regulations for the Neighborhood Commercial</b> <b>Overlay Zone</b>	
Use	(NC) Overlay
Cemeteries, mortuaries and ancillary uses	X
Commercial recreation:	
A. Billiard and pool halls	X
B. Bowling alleys	X
C. Skate facility	X
D. Amusement parks	X
E. Golf courses	X
Check Cashing	X
Day care center (child or adult)	C
Drive-through business	X
Drug store or Pharmacy	P
Equipment sales, rental and repair (not vehicle or large equipment)	X
Entertainment establishments	X
Farmers market	MC
Florist shops	P
Furniture Upholstery	X
Health and fitness club	C
Heliport or Helistop	X
Hospital/medical services:	
A. Hospital	X
B. Medical/dental offices	C
C. Laboratory and research facilities	P
D. Emergency or urgent care (not part of a hospital or clinic)	X
Hotel or Motel	X
Library	C
Lumber and building materials (Outdoor Storage)	X
Multi-tenant indoor mall	X
Museum	C
Offices (business and professional)	P
Outdoor dining	P
Outdoor display of merchandise	X
Outdoor food preparation associated with outdoor dining	MC
Outdoor sales and storage:	X
Pawn shop	X
Pet store (sales and grooming, no boarding)	P
Personal services (barber, beauty salon/spa, tailor, dry cleaner, self-service laundry, etc.)	P
Planned Developments (non-residential)	X
Plant nurseries	X
Public uses and the use of public property	C
Publishing and Printing	X
Recycling Facilities:	
A. Indoor collection centers	X
B. Reverse vending machines	R
C. Bulk reverse vending machines	X
D. Mobile recycling units	X



<b>Table 19.215.030</b> <b>Use Regulations for the Neighborhood Commercial</b> <b>Overlay Zone</b>	
Use	(NC) Overlay
E. Recycling centers and materials processing facilities	X
Repair shop – Small appliance and equipment (computer, appliance, watches, etc)	P
Restaurants and cafes (sit down only)	P
Retail sales – indoor only (excluding large equipment and vehicles) and consistent with the intent of this Chapter	
A. 20,000 sf or less	P
B. Greater than 20,000 sf up to 60,000 sf	MC
C. Greater than 60,000 sf or greater	X
Schools:	
A. College, university and professional	X
B. Grades K-12	X
C. Vocational and technical	X
D. Specialty (non-degree such as dance and martial arts)	MC
Second Hand or Thrift stores	X
Service station	X
Single-room occupancies	X
Tattoo or Body Piercing Parlor	X
Temporary uses:	
Circus	
Fair, concert, exhibit or similar	
Christmas tree and pumpkin sales	
Mobile medical unit (humans)	
Parking lot sales	
Non-commercial car wash	
	TUP Refer to Division III of Article VII of the Zoning Code
Vehicle and large equipment sales and service:	
A. Sales, rental and leasing – new	X
B. Sales, rental and leasing – used	X
C. Vehicle repair-major	X
D. Vehicle repair-minor	X
E. Dismantling	X
F. Vehicle wash facilities	X
G. Parts and accessories	X
Veterinary services:	
A. Clinics and small animal hospitals	MC
B. Incidental to a pet shop	MC
Wireless communication facilities	See Chapter 19.530, except that monopolies are prohibited
P=Permitted C=Subject to the granting of a conditional use permit, Chapter 19.770 MC=Subject to the granting of a minor conditional use permit, Chapter 19.740 R=Annual recycling center use permit (processed pursuant to Chapter 19.750) TUP=Temporary use permit, Chapter 19.750 X=Prohibited sf=gross square feet	

### 19.215.040 Additional Development Standards

The Planning Commission, through the Site Plan Review Permit or other required discretionary permit review process, may establish development standards different from those of the underlying

base zoning district on a case-by-case basis to ensure compatibility with adjacent residential neighborhoods and to minimize any potential adverse effects of the commercial development.

**Chapter 19.217*****Residential Livestock Overlay Zone (RL)*****19.217.010 Purpose**

The Residential Livestock Overlay Zone (RL) is established to permit greater flexibility in certain requirements pertaining to the keeping of farm animals such as horses, ponies, mules, cows, goats and sheep, pigs and swine under Future Farmers of America-supervised and 4-H-supervised projects, in those areas of the City where the keeping of such animals is already prevalent. It is also the intent of the RL Zone to provide opportunities for those whose lifestyle includes the keeping of such animals to locate in such neighborhoods in order to separate such activities from areas occupied by those who do not share such a lifestyle.

**19.217.020 Application**

The Residential Livestock Overlay Zone may be combined with any single-family residential zone for both existing and new residences.

**19.217.030 Development and Use Standards**

Permitted uses in the Residential Livestock Overlay Zone shall be any use permitted in the single-family residential zone with which said zone is combined; provided, however, that the following regulations shall prevail notwithstanding any contrary requirements in the underlying single-family residential zone:

- A. Not more than a total of two horses, ponies, mules, cows, goats and sheep, and swine and pigs subject to the provisions of subsection B of this section, or a total of two of any combination thereof shall be kept on any lot; provided that said lot has a minimum area of twenty thousand square feet; and further provided that one additional such animal may be kept for each additional ten thousand square feet over the minimum area requirement;
- B. Swine or pigs shall be permitted in the Residential Livestock Overlay Zone only upon the condition that said animals are kept and maintained as a duly authorized Future Farmers of America or 4-H project;
- C. Offspring of permitted animals shall not be counted in determining the permitted number of animals if such offspring do not exceed the following age limitations:
  - 1. Cattle, twenty-four months;
  - 2. Horses, eighteen months;
  - 3. Ponies, eighteen months;
  - 4. Mules, eighteen months;

5. Sheep, twelve months;
  6. Goats, twelve months;
  7. Pigs, sixty days;
  8. Swine, sixty days;
- D. All animals permitted pursuant to this section shall be housed, penned or pastured at least sixty feet from any residence, excluding the residence on the lot where the animals are kept;
- E. The premises where such animals are kept shall be maintained in a clean, neat and sanitary condition at all times in order to insure the public health, safety, comfort, convenience and general welfare. Unless all animal manure on the premises is removed from the premises daily, said manure accumulated each day shall be placed in boxes or receptacles of a design and construction acceptable to the Riverside County Health Officer, and the boxes or containers maintained to prevent access to the contents thereof by flies and to prevent offensive odors. All watering troughs shall be maintained so as to prevent the breeding of mosquitoes. Said premises shall be maintained in accordance with all applicable ordinances, laws, rules and regulations pertaining to the care of animal habitation, manure removal, fly-producing conditions, and mosquitoes.

**Chapter 19.220**

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***Specific Plan Overlay Zone (SP)***

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**19.220.010 Purpose**

The Specific Plan Overlay Zone (SP) is established to implement Sections 65450 through 65457 of the State Government Code. The Specific Plan Overlay Zone may be applied to all properties within the City lying within the bounds of an adopted specific plan, except those properties within the Downtown Specific Plan. The area within the Downtown Specific Plan boundaries is within the Downtown Specific Plan Zone that establishes the zoning for that area and is not an overlay zone. The Specific Plan Overlay Zone may be applied to any underlying base zone and may be applied in conjunction with other overlay zones.

**19.220.020 Permitted Land Uses and Development Standards**

For those properties where the Specific Plan Overlay Zone is applied, all permitted use restrictions, development standards, and other applicable standards or regulations governing development as contained within the adopted specific plan shall apply. To the extent that the specific plan does not enumerate use restrictions, development standards, or other applicable regulations, the standards associated with the underlying base zone shall apply. In the event that provisions of the adopted specific plan conflict with or do not correspond with the provisions of the underlying base zone, the provisions as contained in the adopted specific plan shall apply and supersede the underlying base zone requirements. Specific Plans shall be prepared and processed to Chapter 19.820 (Specific Plan/Specific Plan Amendments).

**Chapter 19.230*****Water Course Overlay Zone (WC)*****19.230.010 Purpose**

The Water Course Overlay Zone (WC) is established to clearly identify and designate areas of the City as floodways, stream channels and areas that are subject to periodic flooding and accompanying hazards, and that should be kept free from particular structures or improvements that may endanger life or property or significantly restrict the carrying capacity of the designated floodway or stream channel. The Water Course Overlay Zone may be applied to any underlying base zone and may be applied in conjunction with other overlay zones.

**19.230.020 Permitted Land Uses**

- A. Table 19.230.020 (Permitted Land Uses in the Water Course Overlay Zone) identifies permitted uses and uses that are subject to the granting of a conditional use permit. These land use regulations shall supersede the regulations of the underlying base zone. Uses and structures that were permitted or conditionally permitted prior to the addition of the WC Overlay Zone shall be subject to the additional provisions of Table 19.230.020 (Permitted Land Uses in the Water Course Overlay Zone).
- B. Uses not listed in Table 19.230.020 (Permitted Land Uses in the Water Course Overlay Zone) shall be prohibited unless the Zoning Administrator, pursuant to the provisions of Chapter 19.060 (Interpretation of Code) determines that the use is similar to and will have no greater impact than a permitted or conditional use listed in Table 19.230.020 (Permitted Land Uses in the Water Course Overlay Zone).
- C. No grading is permitted except as may be authorized under a Conditional Use Permit (CUP) for a permitted use.

<b>Table 19.230.020</b>		
<b>Permitted Land Uses in the Water Course Overlay Zone</b>		
Use		Notes, Exceptions and Special Provisions
Accessory Structures	C	As permitted by underlying zone and not significantly affecting the carrying capacity of the particular flood way, subject to approval of the City Engineer.
Agriculture	P	Restricted to field crops and vine crops. Tree crops are prohibited.
Animal Keeping	P	Restricted to grazing animals and subject to Section 19.270.030(G)
Flood control facilities	P	Approved by the Riverside County Flood Control and Water Conservation District
Mining and excavation	C	
Public utility lines for transmission	P	
Recreation (public or private)	C	Restricted to field sports, lakes and ponds. No structures permitted.

**19.230.030 Nonconforming Uses and Structures**

Notwithstanding other provisions of the Zoning Code to the contrary, a nonconforming use shall not be expanded but may be modified, altered or repaired to incorporate flood-proofing measures, provided such measures do not raise the level of the design flood.